

IN RE: PETITION FOR SPECIAL HEARING  
E/S Tugwell Drive, 125' N of  
the c/l of Allview Court  
(1220 Tugwell Drive)  
1st Election District  
1st Councilmanic District  
Sisters Servants of Mary  
Immaculate, Inc. - Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the special exception granted in Case No. 3928-X to permit an addition to the existing building in accordance with Petitioner's Exhibit 1.

The Petitioners, by Sister Barbara Bugala, President, appeared, testified and were represented by Edward B. Rybczynski, Esquire. Also appearing on behalf of the Petition were Sisters Cecelia A. Samor and Carolyn Carne, J. Strong Smith, Professional Engineer, and Donald P. Smith, Professional Architect. There were no Protestants.

Testimony indicated that the subject property, known as 1220 Tugwell Avenue, consists of 4.75 acres more or less zoned D.R. 5.5 and is improved with a one story nursing home and two and one-half story convent with Chapel. Said property was granted a special exception for the nursing home facility on September 18, 1956 in Case No. 3928-X. Petitioners are desirous of constructing a two story addition to the existing convent, as depicted in Petitioner's Exhibit 1, to provide additional living quarters for Sisters who work at the nursing home and those who are in training. The proffered testimony indicated that the relief requested is merely an expansion of an existing use and will not adversely affect surrounding uses. Testimony presented by Petitioners' witnesses indicated that all

requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be met by the proposed project and that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

- 2 -

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of August, 1990 that the Petition for Special Hearing to approve an amendment to the special exception previously granted in Case No. 3928-X to permit an addition to the existing building in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bja

ORDER RECEIVED FOR FILING  
Date 8/29/90  
By JRH

- 3 -

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

August 22, 1990



Dennis F. Rasmussen  
County Executive

Edward B. Rybczynski, Esquire  
2437 Foster Avenue  
Baltimore, Maryland 21224

RE: PETITION FOR SPECIAL HEARING  
E/S Tugwell Drive, 125' N of the c/l of Allview Court  
(1220 Tugwell Drive)  
1st Election District - 1st Councilmanic District  
Sisters Servants of Mary Immaculate, Inc. - Petitioners  
Case No. 91-1-SPH

Dear Mr. Rybczynski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bja

cc: People's Counsel

File

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to Special Exception No. 3928-X granted 18 September, 1956 to permit an addition to the "existing building" wherein said existing building and proposed addition are used as a convent and ancillary chapel.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

#### Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

#### Attorney for Petitioner:

To Be Entered

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

#### Legal Owner(s):

SISTERS SERVANTS OF MARY IMMACULATE, INC.

(Type or Print Name)

*S. Barbara Bugala, President*

Signature

*S. Barbara Bugala*

(Type or Print Name)

Signature

1220 Tugwell Drive 747-1353

Baltimore, MD 21228

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Donald D. Smith, Architect

Name

1010 Saint Paul Street

Baltimore, MD 21202-2661

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

29th 1990, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout

Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore

County, on the 29th day of August, 1990, at 3:30 o'clock

A.M.

*J. Robert Haines*  
Zoning Commissioner of Baltimore County.

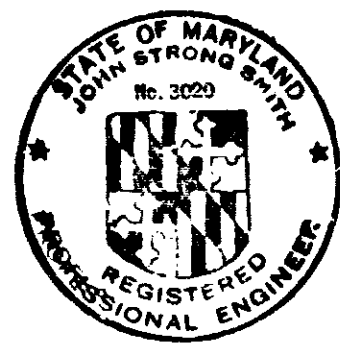
#### ZONING DESCRIPTION

Beginning at a point on the Southwest side of Hilton Terrace which is an unimproved 30 foot right-of-way, at the distance of 125.09 feet Southeast of the centerline of Newburg Avenue which is 50 feet wide. Thence, the following courses and distances:

- (1) S 40°34' E 160.56 feet.
- (2) S 40°34' E 361.35 feet.
- (3) S 47°03' W 473.98 feet.
- (4) N 14°00'30" W 317.32 feet.
- (5) N 46°37' W 178.96 feet.
- (6) N 36°13' E 78.11 feet.
- (7) N 47°00' E 108.27 feet.
- (8) N 43°00' W 50.00 feet.
- (9) N 47°00' E 173.75 feet.

To the place of Beginning, being in aggregate all that land which is recorded in the land records of Baltimore County in Deed Liber 1911, Folio 227 and Deed Liber 2891, Folio 158; containing 4.30 Acres more or less.

Also known as 1220 Tugwell Drive and located in the First Election District of Baltimore County.



461

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

No 2857

Account: R-001-4150  
Number

Date

6/28/90

H9001461

ITEM #

PUBLIC HEARING FEES

QTY PRICE

040 -SPECIAL HEARINGS (OTHER) 1 X \$175.00

TOTAL: \$175.00

LAST NAME OF OWNER: HAINES  
(Sisters Servants of Mary Immaculate, Inc.)  
check # 369

B 060\*\*\*\*\*17500:8 8261F  
Please make checks payable to: Baltimore County

Cashier Validation:

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., July 30, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 26, 1990

THE JEFFERSONIAN,

*S. Zake Orlean*  
Publisher

#### CERTIFICATE OF PUBLICATION

July 30, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 26, 1990

CATONSVILLE TIMES

*S. Zake Orlean*  
Publisher

PO 106188



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

91-1-SPH

District: 1st Date of Posting: July 17, 1990  
Posted for: Special Hearing  
Petitioner: Sisters Servants of Mary Immaculate, Inc.  
Location of property: E/S Tugwell Drive, 125' Nly of c/l of Allview Court  
Location of Sign: East side of Tugwell Drive, approx. 300' N.E. of Allview Court  
Remarks: None  
Posted by: J. Robert Haines Date of return: July 20, 1990  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt  
No 3139

Date: 8/08/90 91-1-SPH M9100104

PUBLIC HEARING FEES	QTY	PRICE
080 -POSTING SIGNS / ADVERTISING	1 X	\$100.97
		TOTAL: \$100.97
LAST NAME OF OWNER: IMMACULATE CONVEN		

04A0480140N1CHRC \$100.97  
PA C001:51PM08-09-90

Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

DATE 8-3-90



Sisters Servants of Mary Immaculate, Inc.  
1220 Tugwell Drive  
Catonsville, Maryland 21228

Re: Petition for Special Hearing  
CASE NUMBER: 91-1-SPH  
E/S Tugwell Drive, 125' Nly of c/l of Allview Court  
1220 Tugwell Drive  
1st Election District - 1st Councilmanic  
Petitioner(s): Sisters Servants of Mary Immaculate, Inc.  
HEARING: THURSDAY, AUGUST 9, 1990 at 3:30 p.m.

Dear Petitioners:

Please be advised that \$ 100.97 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE OWNER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

July 5, 1990



**NOTICE OF HEARING**

Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing  
CASE NUMBER: 91-1-SPH  
E/S Tugwell Drive, 125' Nly of c/l of Allview Court  
1220 Tugwell Drive  
1st Election District - 1st Councilmanic  
Petitioner(s): Sisters Servants of Mary Immaculate, Inc.  
HEARING: THURSDAY, AUGUST 9, 1990 at 3:30 p.m.

Special Hearing: An amendment to Special Exception No. 3298-X granted 19 September, 1956 to permit an addition to the "existing building" wherein said existing building and proposed addition are used as a convent and ancillary chapel.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

cc: Sisters Servants of Mary Immaculate, Inc.  
Donald D. Smith  
Salvatore J. Manfre

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

July 16, 1990



Dennis F. Rasmussen  
County Executive

Edward B. Rybczynski, Esquire  
2437 Foster Avenue  
Baltimore, MD 21224

RE: Item No. 461, Case No. 90-1-SPH  
Petitioner: Sister Servants of Mary Immaculate, et al  
Petition for Special Hearing

Dear Mr. Rybczynski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Sisters Servants of Mary Immaculate, Inc.  
Mr. Donald D. Smith

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this 28th day of June, 1990.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

JAMES E. DYER  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Sister Servants of Mary Immaculate, et al  
Petitioner's Attorney: Edward B. Rybczynski

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: SISTERS SERVANTS OF MARY IMMACULATE, INC.  
ITEM NO. 461

Please be advised that due to the existing landscaped treatment of the subject property, the submission of a schematic landscape is not, in the opinion of staff, required.

If there are any questions on this item or if we can be of further service, please contact Jeff Long at 887-3211.

PK:JWL:ggl  
ITEM461/TXTGGL

RECEIVED  
AUG 8 1990  
ZONING OFFICE

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Sisters Servants of Mary Immaculate, Inc., Item No. 461

The Petitioner requests a Special Hearing to amend the Special Exception (Case No. 3928-X) granted in 1956 to permit an addition to the "existing building" wherein said existing building and proposed addition are used as a convent and ancillary chapel.

Should the Petitioner's request be granted, staff recommends that a schematic landscape plan be submitted to the Baltimore County landscape planner prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500  
Paul H. Reinecke  
Chief

JULY 5, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: SISTERS SERVANTS OF MARY IMMACULATE, INC.

Location: #1220 TUGWELL DRIVE

Item No.: 461 Zoning Agenda: JULY 17, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire Hydrant shall be required at entrance drive and Tugwell Drive.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. New addition shall have paved access within 30 feet of building.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Pat Keller 7-1-90 Noted and Approved: CDL W.F. Brady 7-1-90  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK

ZONING MAP CORRECTIONS  
Baltimore County Office of Planning and Zoning  
887-3211

The following case will be heard by the Board of Appeals in Room 301 of the County Office Building.

February 15, 1991 at 9:00 A.M.

Carney Village Limited Partnership  
9613 Harford Road  
Case No. 91-1

For additional information, contact Jeffrey Long at 887-3211.

cc: Merreen E. Kelly, Executive Office  
James G. Beach, III, Law Office  
Councilman William A. Howard, IV, County Council  
Shirley M. Hess, People's Counsel  
W. Carl Richards, Jr., Zoning Commissioner's Office  
Kathy Weidenhammer, Board of Appeals  
G. Scott Barhight, Esquire

ZMC911/PETITION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JULY 11, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING  
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES C & E  
SUBJECT: ZONING ITEM #: 461  
PROPERTY OWNER: Sisters Servants of Mary Immaculate, Inc.  
LOCATION: 813 Tugwell Dr., 122' W. centerline Allview Ct.  
(#1220 Tugwell Drive.)  
ELECTION DISTRICT: 1st  
COUNCILMANIC DISTRICT: 1st

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

✓ PARKING LOCATION  
✓ NUMBER PARKING SPACES  
✓ BUILDING ACCESS  
✓ RAMPS (degree slope)  
✓ CURB CUTS  
✓ SIGNAGE

( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

✓ A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 101.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

✓ OTHER - Apply for a razing permit to demolish existing portion of structure. As well as permit for addition.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

EDWARD B. RYBCZYNSKI  
ATTORNEY AT LAW  
8417 PORTER AVENUE  
BALTIMORE, MARYLAND 21224  
(301) 876-8606

July 10, 1990

Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
County Office Building, Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Attention: Mr. J. Robert Haines, Commissioner

Re: Petition for Special Hearing No. 841

Dear Mr. Haines:

Kindly enter my appearance as attorney for the owner, Sisters Servants of Mary Immaculate, Inc. in the above-matter.

It is my understanding that a request for an expedited hearing date has been submitted by the builder. As soon as that date is set please send a Notice to this office.

Also, consider this letter a request for a copy of Special Exception No. 3928-X which was granted September 18, 1986.

Thank you for your courtesies.

Very truly yours,

Edward B. Rybczynski

EBR:bab

cc: Sisters Servants of Mary Immaculate, Inc.  
Smith Architects  
Porter Bros. Inc.

PORTER BROS. INC.  
General Contractors

140 Back River Neck Road • P.O. Box 7940  
Baltimore, Maryland 21221-0940  
(301) 886-5440  
(FAX) 391-4349

June 26, 1990

HAND DELIVERY

Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
County Office Building, Room 109  
111 W. Chesapeake Avenue  
Towson, MD 21204

ATTENTION: Mr. J. Robert Haines

Re: Sisters Servants of Mary Immaculate Addition  
Building Permit #B/045232, Control #C-276-90  
1220 Tugwell Drive, Catonsville, MD

Dear Mr. Haines:

In accordance with the request emanating from a meeting which took place on June 25, 1990 with architect Mr. Don Smith and several Sisters from the referenced facility, I am outlining our tentative construction schedule for the project.

The primary purpose of the facility was to house several new Sisters that are to be used at the nursing home, which is on the same property. Sister Barbara had requested our construction to begin as soon as possible with completion originally scheduled for August, 1990. However, with the permit process taking longer than had been anticipated, we are now attempting to have permit in hand to begin excavation for concrete work no later than August 1, 1990. If we are able to begin at this time, we believe that we can have the building substantially complete before the end of 1990. The latter part of the year, with Thanksgiving and, of course, Christmas, will be difficult in that construction will interfere with the normal routine of the Sisters for the spiritual holidays.

Commercial & Industrial Builders

PORTER BROS. INC.  
General Contractors

140 Back River Neck Road • P.O. Box 7940  
Baltimore, Maryland 21221-0940  
(301) 886-5440  
(FAX) 391-4349

Baltimore County Zoning Commissioner  
June 26, 1990  
Page Two

We trust that this information is satisfactory for your requirements and will allow for the permit process to be expedited. Should you have any other questions or needs, do not hesitate to contact me at your convenience.

Very truly yours,

PORTER BROS., INC.

Salvatore J. Mantre  
Vice President

SJM/dme

cc: Sister Barbara  
Don Smith (via fax)

Commercial & Industrial Builders

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
RONALD D. SMITH	1010 St. Paul St. 21202
J. STEVEN SMITH	658 KENNEDY RD. TOWSON 21204
SR. CECILIA A. SAMBOR	1820 TUGWELL DR. CATONSVILLE 21228
SR. CAROLYN CORNE	1220 TUGWELL DR. CATONSVILLE 21228
SR. Barbara Bugala	1220 Tugwell Dr. Catonsville 21228

1010 St. Paul St. 21202

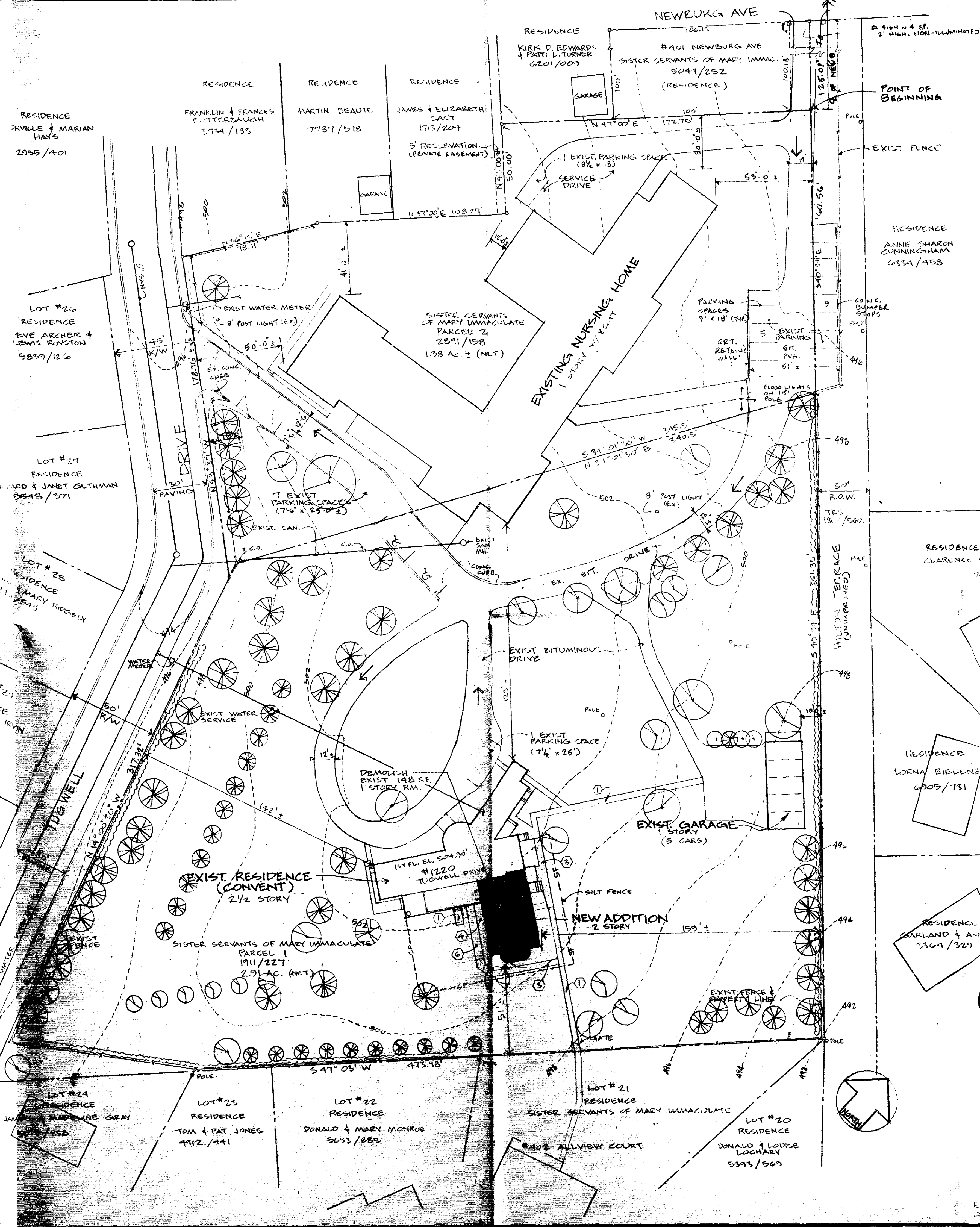
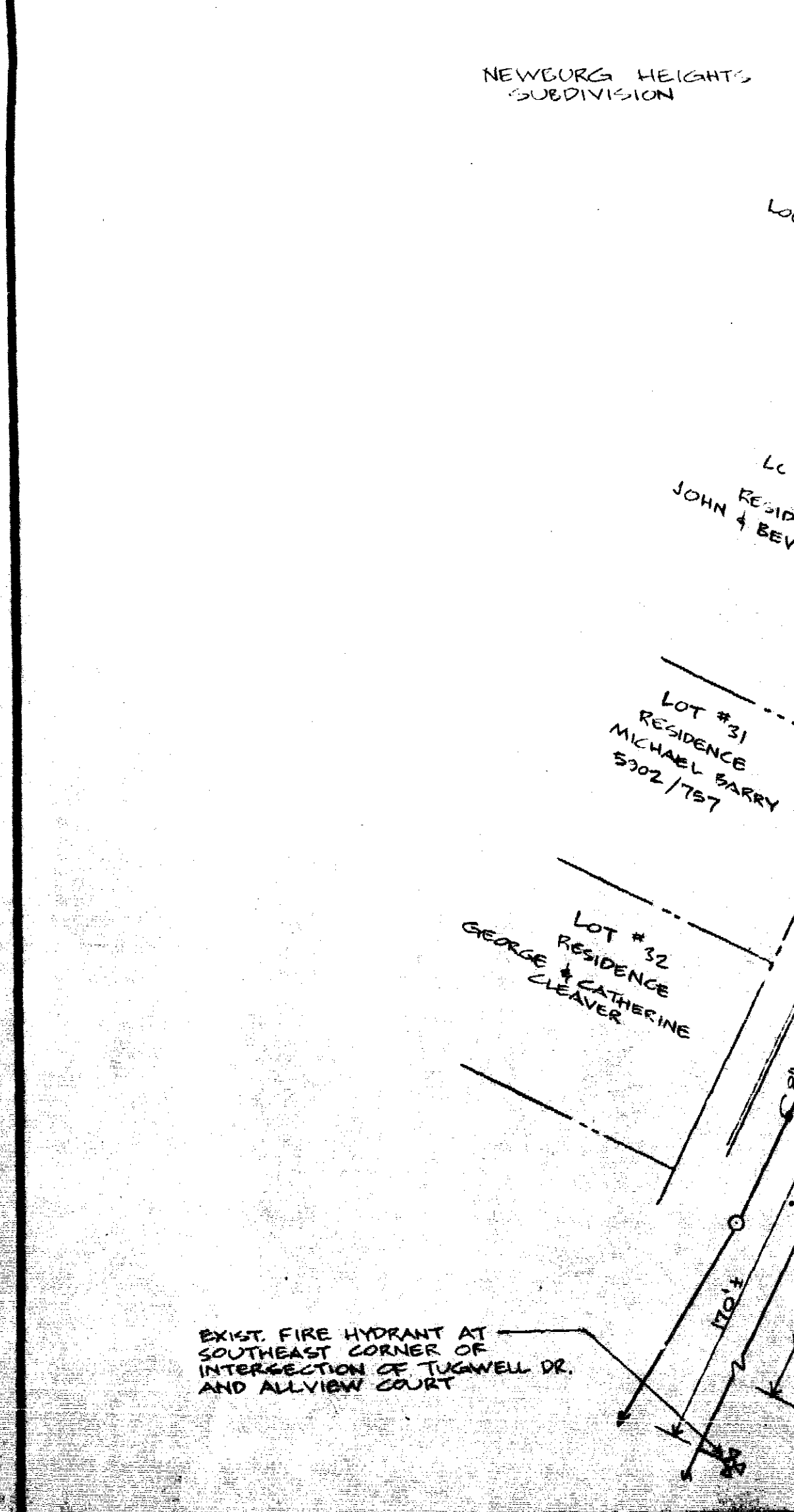
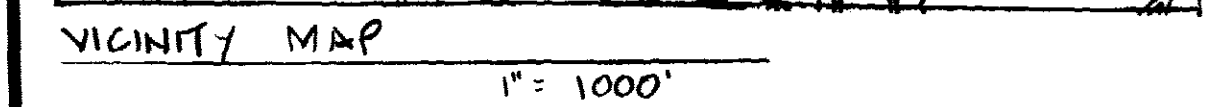
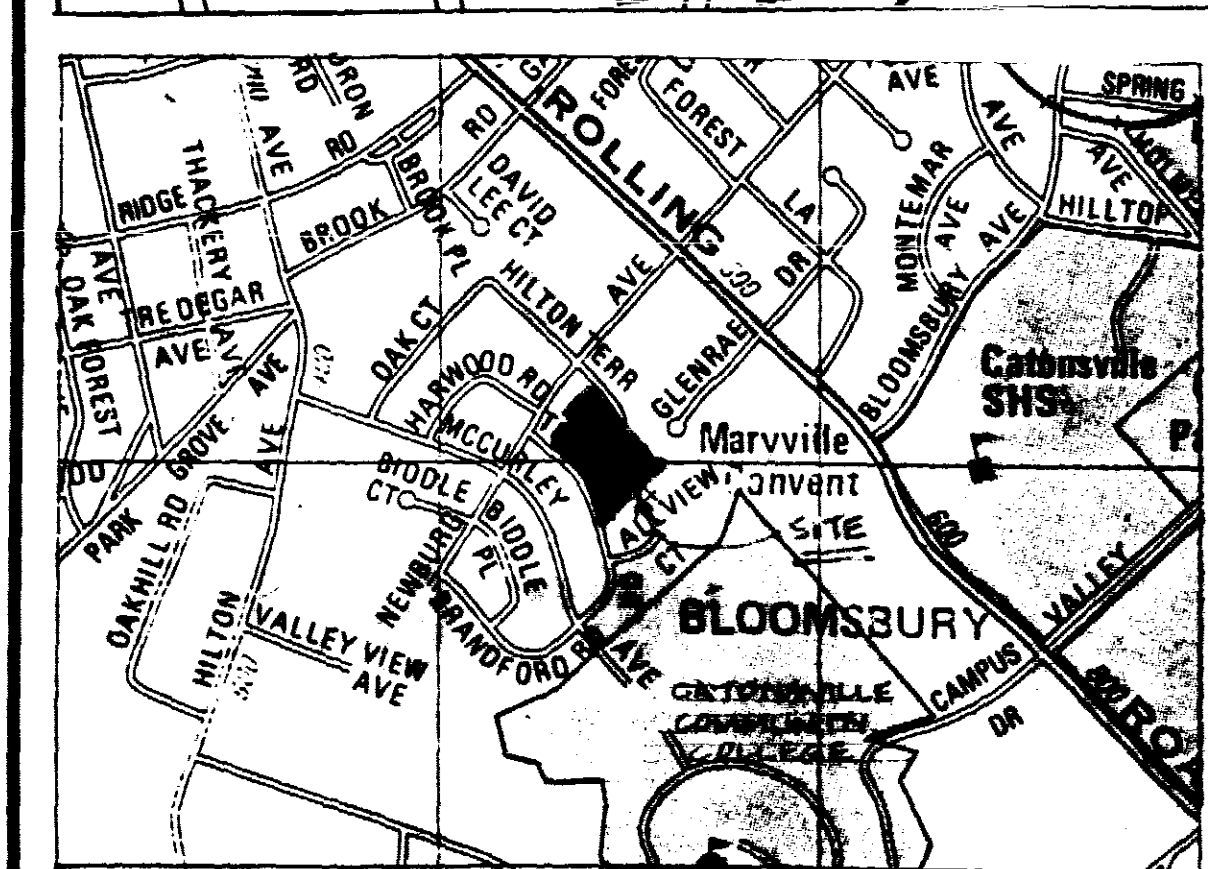
658 KENNEDY RD. TOWSON 21204

1820 TUGWELL DR. CATONSVILLE 21228

1220 TUGWELL DR. CATONSVILLE 21228

1220 TUGWELL DR. CATONSVILLE 21228







**LEGEND:**


—X— EXISTING CHAIN LINK FENCE


—GF— GILT FENCE

---502--- EXISTING CONTOUR

 BUILDING ADDITION

 EXIST PECIDUROSUS TREE

 EXIST CONIFEROUS TREE

 EXIST HEDGE/SCREEN PLANTING

**SITE DATA :**  
EXISTING ZONING: DR-55 WITH  
RECORDING APPLICATION NO. 3728-X  
EXISTING USE - RELIGIOUS  
(INSTITUTION (CONVENT) AND  
CONVALESCENT HOME  
PROPOSED ADDITION USE - RELIGIOUS  
(INSTITUTION (CONVENT) &  
HOSPITALITY (RESTAURANT, CAFE,  
AND (A) NEW BEDROOMS, EXISTING  
CONVALESCENT HOME TO REMAIN.  
BUILDING AREA (CONVENT) (S.F.)  
EXISTING ADDITION  
ESTABL 1870 1270  
100 FL 3114 1940.9  
2ND FL 2720 1270  
ATTIC 1491 0-  
TOTAL 9215 3909  
AVG. ELDGS HEIGHT (ADDITION) - 28'  
NET AREA = 4.30 AC. = 187,300 S.F.  
GROSS AREA 4.75 AC. = 207,980 S.F.

- o NO STREAMS EXIST ON SITE,
- o NO PARKING LIGHTING IS PROPOSED OTHER THAN EXISTING LANDSCAPE LIT.
- o LANDSCAPING SHOWN HEREON IS EXISTING, AND IS IN EXCESS OF THAT REQUIRED BY THE LANDSCAPE MANUAL.

& CATHERINE KNIGHT

05/1/90


\_\_\_\_\_

1

**PETITIONER'S  
EXHIBIT 1**

NA WADFORD

91-1-SPH



**SITE PLAN**  
SCALE: 1" = 50'

SECTION DISTRICT NO. 1  
MICHIGAN DISTRICT NO. 1

### GENERAL NOTES

1. SEE FLOOR PLANS FOR WALK, RAMP AND STAIR WALK ADJACENT TO BUILDING.
2. JOHNNIE SPECIAL EXCEPTION NO. 9928-X GRANTED PETITION FOR A CONVALESCENT HOME ON 13 SEPT. 1966.
3. PROPOSED DEVELOPMENT IS EXEMPT FROM CRA PROCESS. IT IS AN ADDITION TO A PROBLEM IN SINGLE OWNERSHIP.
4. NO NEW SIGNS ARE PROPOSED.
5. BUILDING PERMIT NO. B-045132 CONTRA NO. C-276-90 IS BEING HELD PENDING THIS SPECIAL HEARING.
6. A LOT OF PROBLEMS ARE BEING HEARD FROM THE COMM. REGRETTABLY, THE

### DRAWING NOTES

- ① EXIST CONCRETE WALK
- ②
- ③ CONCRETE WALK - SEE TYP DET. 2/A1
- ④ REMOVE EXISTING WALK AS INDICATED
- ⑤ GRUBB TO BE REMOVED
- ⑥ CONCRETE RAMP (HANDICAPPED)

### PARKING

PARKING SPACES REQUIRED  
NURSING HOME:  
1/2 BEDS = 10 BEDS = 13.3  
RESIDENCE (CONVERT) .  
1 SPACE PER ROOM = 14.0  
PARKING SPACE - REQD: 27.3  
PARKING SPACES PROVIDED: 28  
NOTE: EXISTING CONVENT RESIDENCE  
HAS 10 RESIDENTS AND OWNERS AND  
70 CARS. 2 PARKING SPACES REQUIRED  
WITH NEW ADDITION THE NUMBER OF  
RESIDENTS WILL BE 19. THE NUMBER

FLOOR AREA RATIO IN D.C.S. ZONES  
IS NOT STIPULATED IN THE D.C.E.R.  
CONVEINENT HOME AREA: 24,710<sup>+</sup>  
EXIST'G CONVENT AREA: 3,215<sup>+</sup>  
PROPOSED ADDITIONAL AREA: 3,683<sup>+</sup>  
TOTAL PL. AREA 37,610<sup>+</sup>  
PROPOSED P.A.R. = 37,616 ÷ 201,088 =  
0.1816

DEED REFERENCES / TAX ACCT #  
1911/227 01-19-390860  
2891/158 01-19-370862

**Lapicki~Smith**  
ASSOCIATES, P.A.

1010 ST. PAUL STREET  
SUITE 2A  
BALTIMORE, MARYLAND 21202  
(301) 685-4900

project no. 89.14

**SISTER SERVANTS  
OF  
MARY MAGDALENE  
CONVENT**

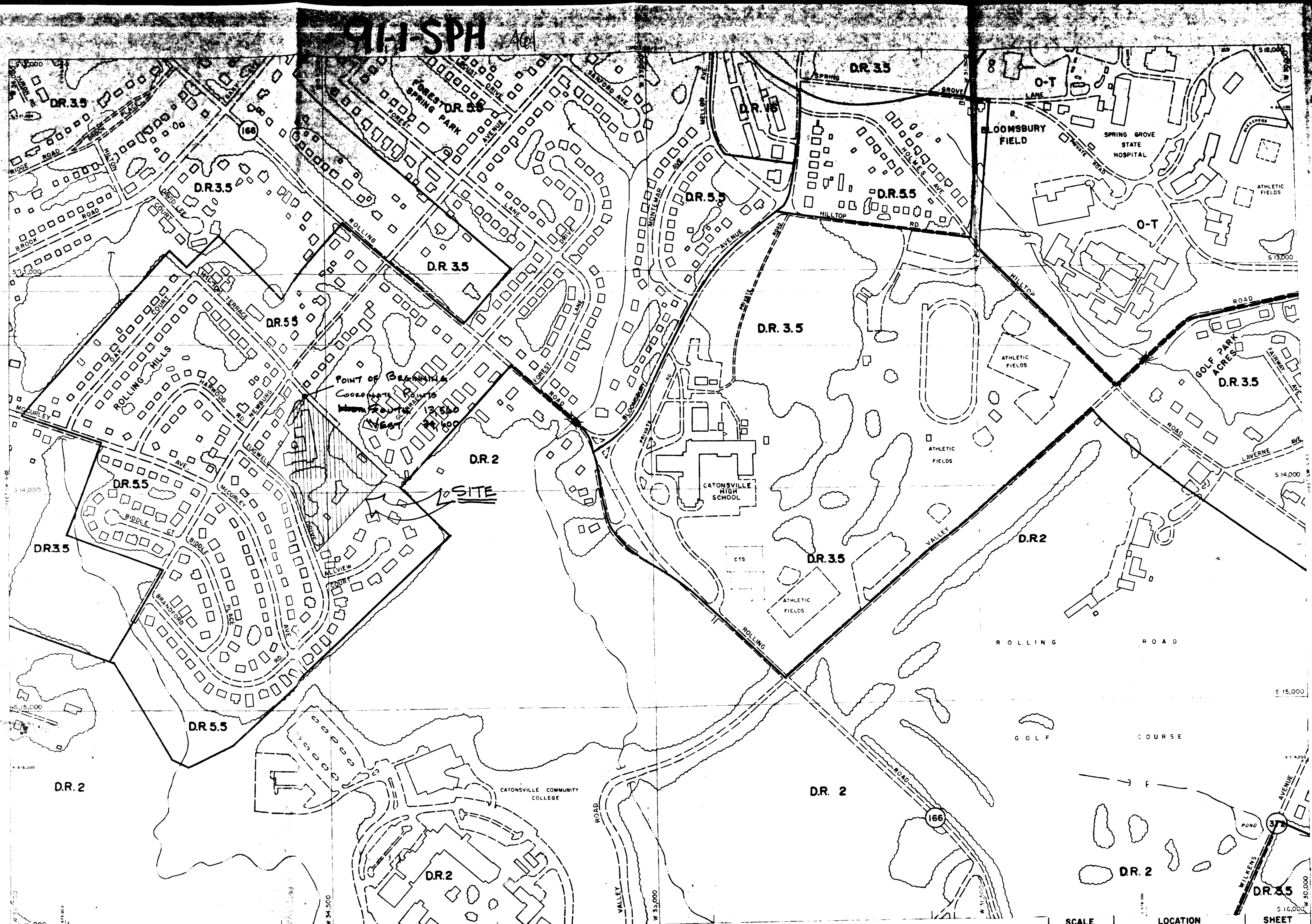
drawing title: **TO ACCOMPANY PETITION  
FOR SPECIAL HEARING**

TO AMEND SPECIAL EXEMPTION  
NO. 3925-X TO PERMIT EXPANSION OF  
EXISTING BUILDING FOR USE AS  
CONVENT AND ABBEY CHAPEL

date 2/7/90 REV. 5/25/90 REV. 8/28/90	drawing no. 9-7
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H-SE G-SW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Ord. Nos. 146-88, 147-88, 148-88, 149-88, 150-88

*John F. Kelly*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
CATONSVILLE

SHEET  
SW  
4-F